058.0	0003	0003.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	829,500 / 829,500
					USE VALUE:	829,500 / 829,500
					ASSESSED:	829,500 / 829,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		LENNON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MOREL JOANNE M/ LIFE ESTATE
Owner 2:	
Owner 3:	
Street 1:	5 LENNON RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MOREL JOANNE M -
Owner 2:	PESCATORE MICHAEL/LORI -
Street 1:	5 LENNON RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,216 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1956, having primarily Vinyl Exterior and 2930 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5216.000	426,000		403,500	829,500
Total Card	0.120	426,000		403,500	829,500
Total Parcel	0.120	426,000		403,500	829,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.11 | /Parcel: 283.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 38355

GIS Ref

GIS Ref

Insp Date 08/09/18

!4960!

PREVIOUS ASSESSMENT

Parcel ID 058.0-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,000	0	5,216.	403,500	829,500	829,500	Year End Roll	12/18/2019
2019	101	FV	317,000	0	5,216.	397,800	714,800	714,800	Year End Roll	1/3/2019
2018	101	FV	317,000	0	5,216.	305,500	622,500	622,500	Year End Roll	12/20/2017
2017	101	FV	317,000	0	5,216.	288,200	605,200	605,200	Year End Roll	1/3/2017
2016	101	FV	317,000	0	5,216.	265,200	582,200	582,200	Year End	1/4/2016
2015	101	FV	308,700	0	5,216.	247,900	556,600	556,600	Year End Roll	12/11/2014
2014	101	FV	308,700	0	5,216.	228,300	537,000	537,000	Year End Roll	12/16/2013
2013	101	FV	308,700	0	5,216.	228,300	537,000	537,000		12/13/2012

PRINT

Date	Time
12/10/20	19:55:12

LAST REV

Date	Time
08/30/18	15:11:07

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 4960

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOREL JOANNE M,	63207-495		1/23/2014	Convenience	99	No	No		
MOREL JOANNE M-	33889-533		10/24/2001	Family	99	No	No		
	10783-404		2/1/1965			No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/12/2016	37	Solar Pa	33,931		1/12/2016			solar panels
1/12/2015	37	Solar Pa	13,572					
10/16/2001	759	Addition	110,000	C				ADD 2ND FLOOR
5/3/1995	141	Manual	5,000					V/SIDING

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	MEAS&NOTICE	BS	Barbara S
2/27/2009	Measured	189	PATRIOT
5/13/2002	Permit Visit	PM	Peter M
10/26/2000	Hearing N/C	201	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	38355
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5216		Sq. Ft.	Site		0	70.	1.11	6									403,538						403,500	

Total AC/HA: 0.11974 | Total SF/SM: 5216 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 403,538 | Spl Credit | Total: 403,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09795213
Const Adj.:	0.99495000
Adj $ / SQ:	136.551
Other Features:	80058
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	523401
Depreciation:	97353
Depreciated Total:	426049

COMMENTS

EST BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2001
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	6	3	
Totals			
0			

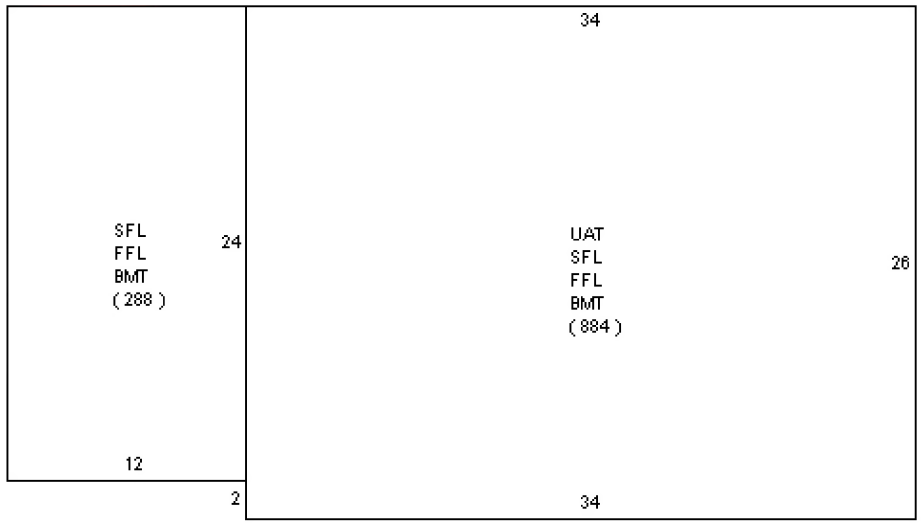
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	150.21
Special Features:	0	Val/Su Net:	114.00
Final Total:	426000	Val/Su SzAd	181.74

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,172	54.280	63,615
FFL	First Floor	1,172	136.550	160,038
SFL	Second Floor	1,172	136.550	160,038
UAT	Upper Attic	221	54.620	12,071

Net Sketched Area:	3,737		Total:	395,762	
Size Ad	2344	Gross Are	4400	FinArea	2930

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

058.0-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	